



City of Charleston

BOARD OF ZONING APPEALS-ZONING

October 20, 2020

5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bza-z

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Zoom Meeting Protocol

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation
- Staff presents application and City's recommendation. Staff will control slide presentation
- Staff announces comments received and whether anyone has signed up to speak
- Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking
- Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in
- Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

Providing Comment:

- People who sign up to speak will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
- Your microphone will be disabled after you are finished speaking.

Board of Zoning Appeals-Zoning

Your Board of Zoning Appeals-Zoning Members are:

Michael Robinson - Chair	Howell Morrison
John Bennett	Robben Richards
Allison Cannon Grass	Geiza Vargas-Vargas
Walter Jaudon	

Your City of Charleston Staff are:

Lee Batchelder, <i>Zoning Administrator</i>	Pennye Ashby, <i>Senior Planner</i>
Scott Valentine, <i>TRC Coordinator</i>	Vanessa Ellington, <i>Clerk</i>

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Zoning

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

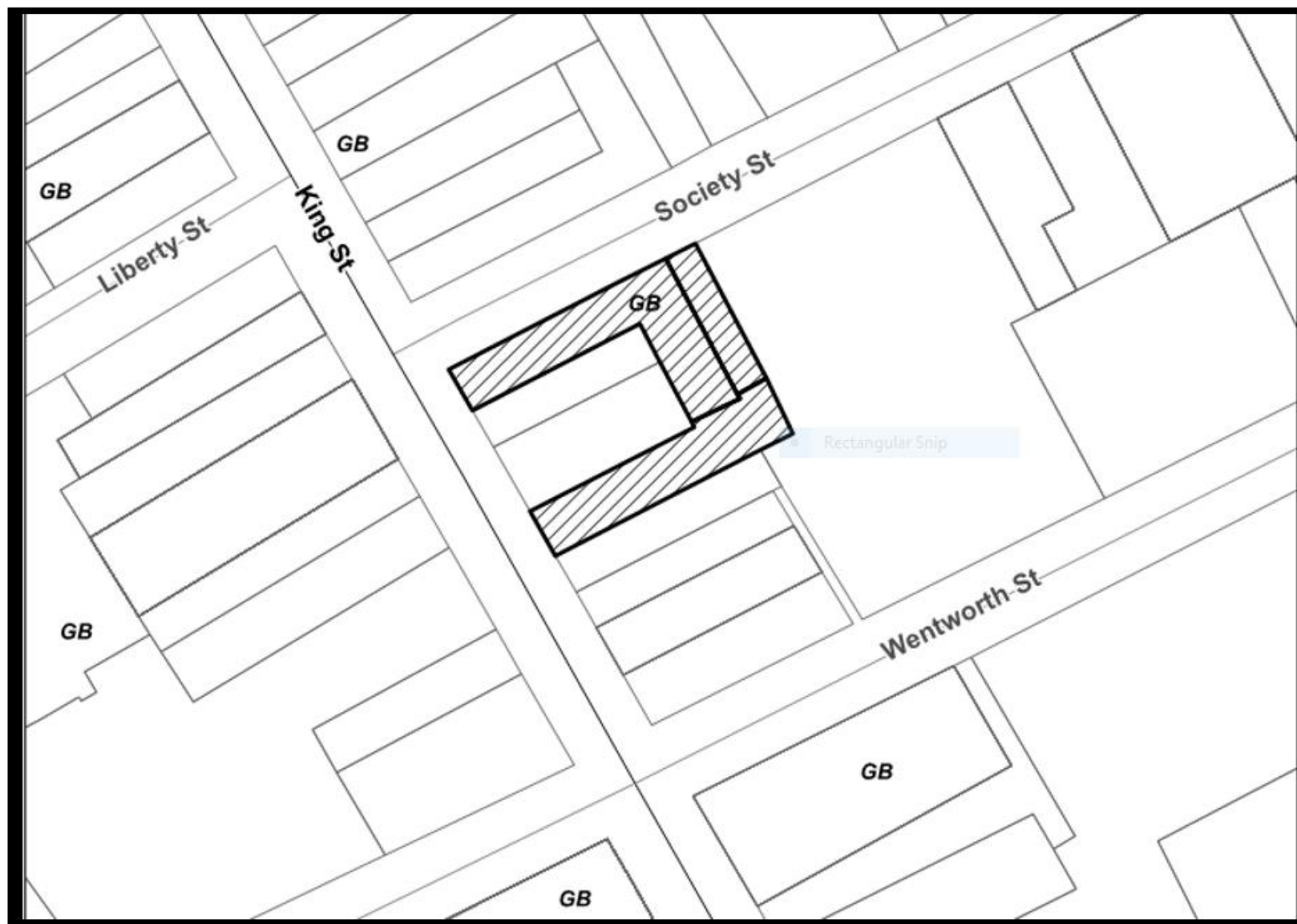
This meeting is being recorded.

Agenda Item #B-1

284 KING ST. 292 KING ST., 93 SOCIETY ST. AND 95 SOCIETY ST.

TMS # 457-04-04-039,043 AND 321

Request first one-year extension of a vested right, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on November 8, 2018 to increase the number of units in an existing accommodations use from 19 to 25 units in a GB-A (General Business-Accommodations) zone district.





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☒ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: OCT 20 2020

Property Address 93 SOCIETY, 204 KING, 292 KING, 95 SOCIETY ^{ALLEY ON SOCIETY} TMS # (MANY, SEE COVER SHEET)

Property Owner KING & SOCIETY LLC, (TROY BARBER) ⁰ **Daytime Phone** —

Applicant NEIL STEVENSON ARCHITECTS, TARA ROMANO **Daytime Phone** 843-442-0260

Applicant's Mailing Address 680 KING ST, SUITE B, CHARLESTON SC 29403

E-mail Address TARA@NEILSTEVENSONARCHITECTS.COM

Relationship of applicant to owner (same, representative, prospective buyer, other) DESIGN PROF.

Zoning of property GB

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant T. Romano **Date** 9/18/20

For office use only

Date application received _____ **Time application received** _____
Staffperson _____ **Fee \$** _____ **Receipt #** _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

FIRST ONE-YEAR EXTENSION REQUEST FOR:

SPECIAL EXCEPTION REQUEST PER SECTION 54-220 TO

INCREASE NUMBER OF UNITS IN AN EXISTING ACCOMMODATIONS

USE FROM 19 TO 25 UNITS (6 ADDITIONAL UNITS).

(SECTION 54-220 DOCUMENTATION ATTACHED)

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



PROPERTY

LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

284 KING ST., 292 KING ST. 93 SOCIETY ST. AND 95 SOCIETY ST. (457-04-04-039,043 AND 321)
Request special exception under Sec. 54-220 to increase the number of units in an existing accommodations use from 19 to 25 units (6 additional units) in a GB-A (General Business-Accommodations) zone district.

Order on Special Exception Request

The Board of Zoning Appeals-Zoning held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

☐ DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

☒ APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any: _____

Date issued: 11/6/18

Chairman

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

☐ DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

☐ APPROVED. The Board concludes that:

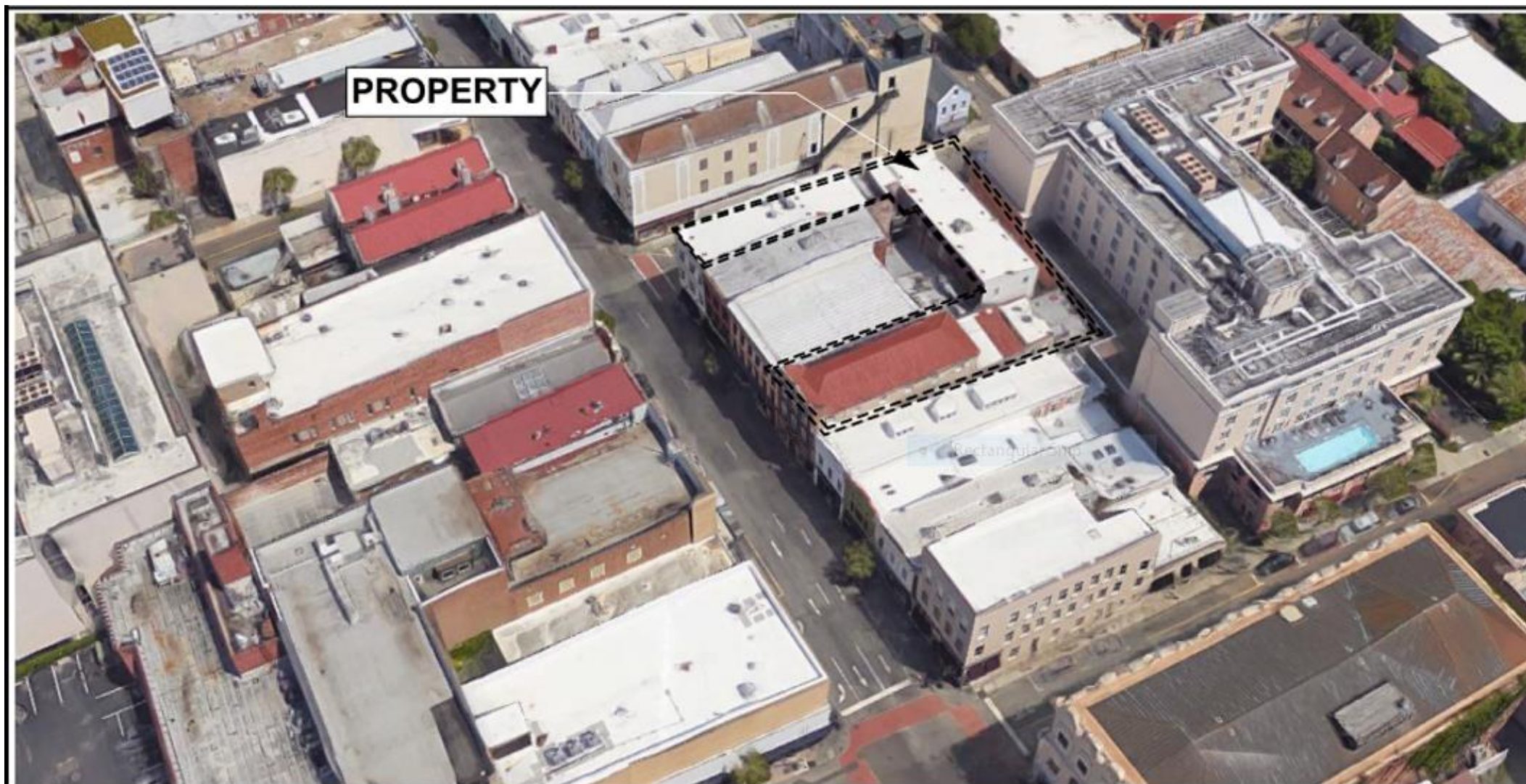
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

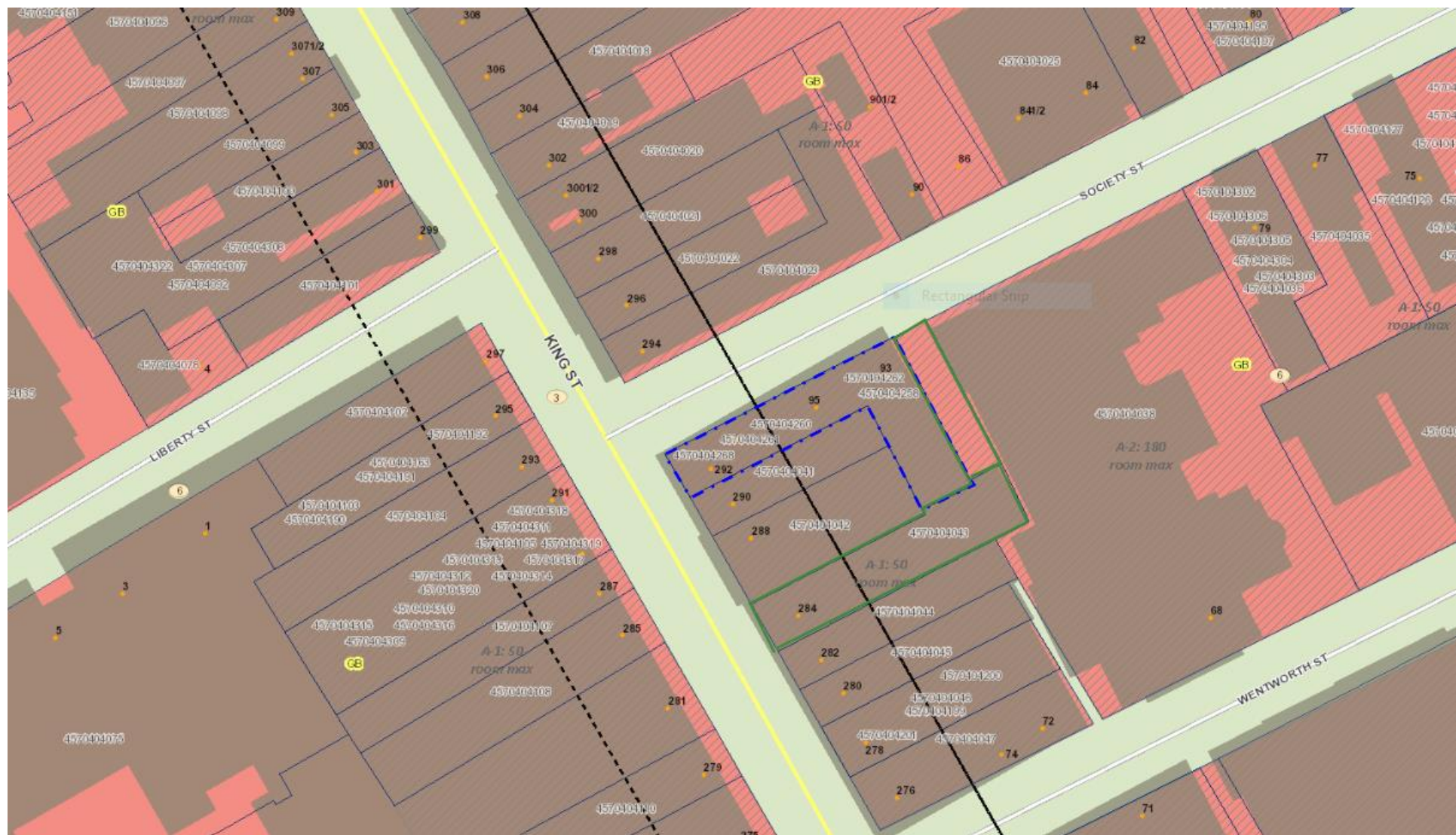
THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any: _____

Date issued: _____

Chairman

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.





This drawing is the intellectual property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Aerial Photo, Drawing ID: 20240318, 27.04.17, 17.04.2024 - The name of the drawings are at the end of the sheet. (1/1)



NSA
NEIL STEVENSON
ARCHITECTS
680 KING ST
CHARLESTON, SC 29403
843.552.8800
NEILSTEVENSON
ARCHITECTS.COM

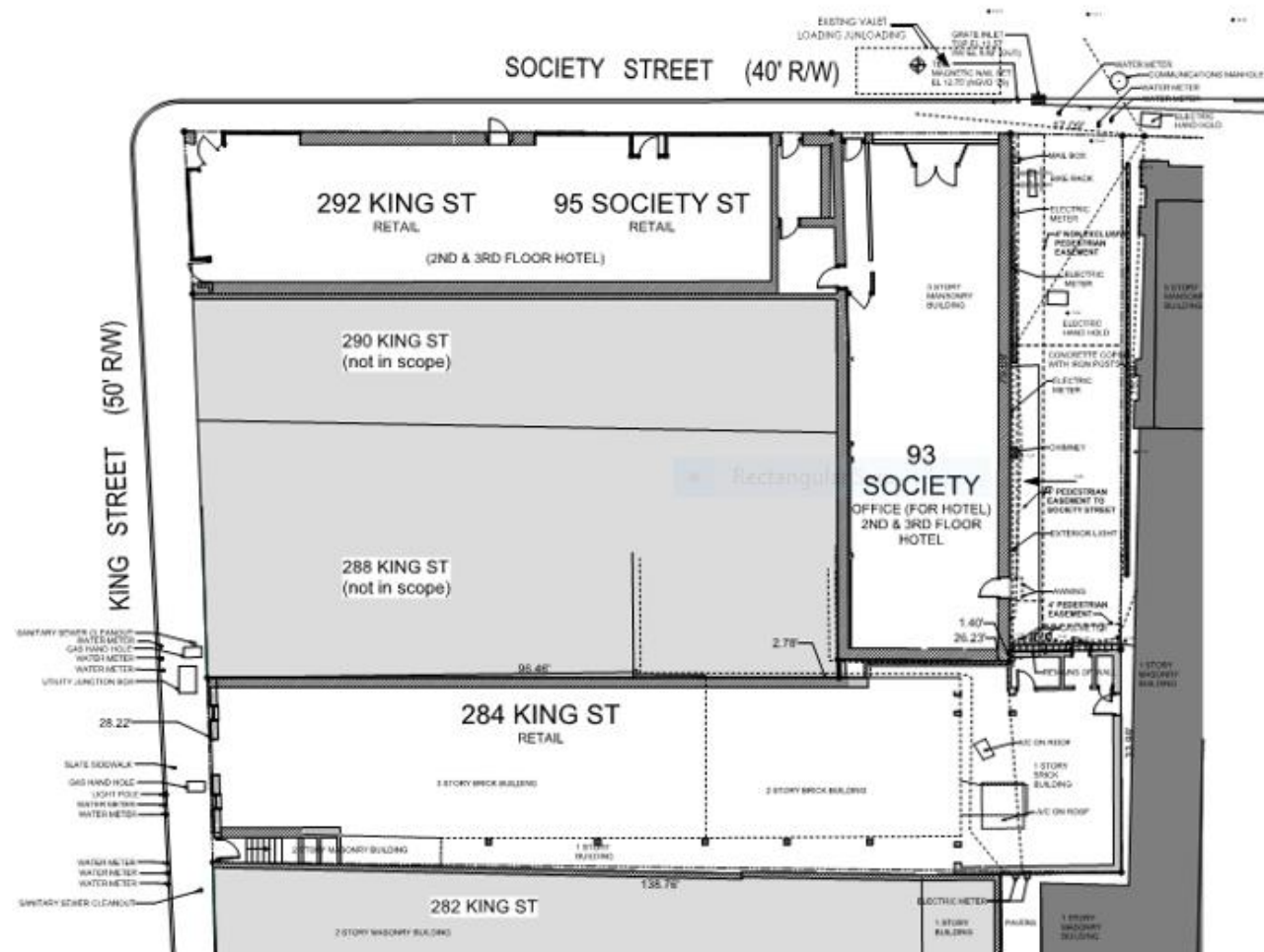
Rectangular

AERIAL PHOTO

284 KING STREET
CHARLESTON, SC 29403
CONSTRUCTION

NSA-JOB # 2024
ARCHITECTS
Drawn By: JMS
Date: 10/10/2024

A0.3



1 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

292 KING, 95 SOCIETY & 93 SOCIETY: SINGLE PROPERTY

CURRENT PARKING:

CURRENT REQUESTED:	CURRENT PROVIDED:	GRANDFATHERED:
292 KING RETAIL 1,009 GROSS/400SF 3 SPACES	0	3 GRANDFATHERED SPACES
95 SOCIETY RETAIL 800 GROSS/400SF 2 SPACES	0	2 GRANDFATHERED SPACES
93 SOCIETY OFFICE (1895SF NET / 1005SF = 3) 3 SPACES	0	3 GRANDFATHERED SPACES/PRIOR USE
9 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 6 SPACES	0	6 GRANDFATHERED SPACES
14 SPACES REQUIRED	0 PROVIDED	14 GRANDFATHERED SPACES

284 KING ST:

CURRENT PARKING:

CURRENT REQUESTED:	CURRENT PROVIDED:	GRANDFATHERED:
CURRENT USE OF 1ST FLOOR - RETAIL (1000SF GROSS/740SF = 10) 10 SPACES	0	10 GRANDFATHERED SPACES
10 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 7 SPACES	7 PROVIDED AT GEORGE ST LOT	
17 SPACES REQUIRED	7 PROVIDED	10 GRANDFATHERED SPACES

292 KING, 95 SOCIETY, 93 SOCIETY & 284 KING:

PROPOSED PARKING:

PROPOSED REQUESTED:	CURRENT PROVIDED:	GRANDFATHERED:
292 KING RETAIL 1,009 GROSS/400SF 3 SPACES	0	3 GRANDFATHERED SPACES
95 SOCIETY RETAIL 800 GROSS/400SF 2 SPACES	0	2 GRANDFATHERED SPACES
284 KING RETAIL 1,722 GROSS/800SF 5 SPACES	0	5 GRANDFATHERED SPACES
EXISTING 18 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 13 SPACES	7 SPACES PROVIDED AT GEORGE ST LOT	6 GRANDFATHERED SPACES
NEW 4 ACCOMMODATIONS UNITS (2 PER 3 SLEEPING UNITS) 4 SPACES	4 SPACES PROVIDED AT GEORGE ST LOT	
HOTEL / RESTAURANT / BAR EMPLOYEE PARKING 12 EMPLOYEES MAXIMUM 6 SPACES	6 SPACES PROVIDED AT GEORGE ST LOT	
33 SPACES REQUIRED	TOTAL 17 SPACES PROVIDED AT GEORGE ST LOT	16 GRANDFATHERED SPACES

8 SPACES
GRANDFATHERED SPACES NOT USED

ZONING INFORMATION:

RESTAURANT AREA CALCULATION	
TOTAL HEATED BUILDING AREA	23850
MINUS NON-HOTEL USE AREAS (RETAIL SPACES)	3627
TOTAL HEATED AREA OF HOTEL FACILITY	20223
12% MAXIMUM ALLOWABLE SIZE OF RESTAURANT SIZE IN THIS HOTEL FACILITY	2427
PROPOSED RESTAURANT AREA (SF)	2371

PROPOSED # OF HOTEL ROOMS	
292 KING (EXISTING)	5
95 SOCIETY (EXISTING)	4
93 SOCIETY (ADDFL)	4
284 KING (EXISTING)	10
284 KING (ADDFL)	2
TOTAL	25

BOARD OF ZONING APPEALS - ZONING

93 SOCIETY ST and 95 SOCIETY ST and 284 KING ST and 292 KING ST

ADDRESS 284 King St and 292 King St

APPROVED FOR 150' R/W

DENIED FOR 150' R/W

WITHDRAWN FOR 150' R/W

AS SUBMITTED FOR 150' R/W

W/CONDITIONS FOR 150' R/W

DATE 1/16/18 ZONING OFFICIAL

*THIS APPROVAL EXPIRES 3 YEARS UNLESS AN EXTENSION IS APPROVED BY THE BOARD

*THIS DOES NOT CONSTITUTE A FINAL DECISION BY THE CITY BOARD OF ZONING APPEALS

PARKING SUMMARY

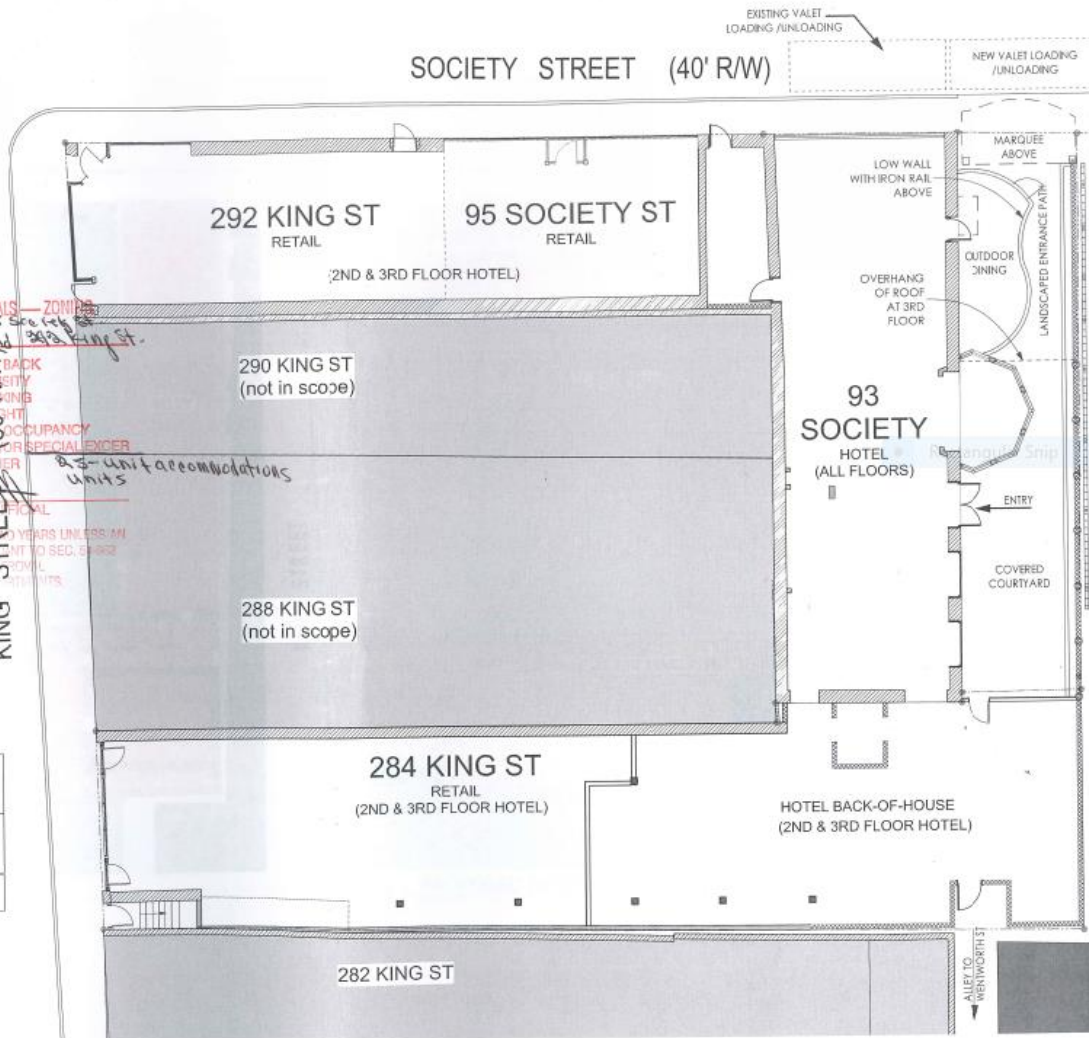
REQUEST: 6 NEW ACCOMMODATIONS UNITS	REQUIRES: 4 NEW SPACES
REQUEST: 12 EMPLOYEES MAXIMUM SHIFT	REQUIRES: 6 NEW SPACES
TOTAL OF 10 NEW SPACES PROVIDED AT GEORGE STREET LOT	

KING STREET 150' R/W

3

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"



NEIL STEVENSON
ARCHITECTS
680 K I W B
CHARLESTON, SOUTH
CAROLINA 29403
843.853.8800
NEILSTEVENSON
ARCHITECTS.COM

NOT FOR CONSTRUCTION

PROPOSED SITE
PLAN/ZONING
INFORMATION

93 SOCIETY
DEVELOPMENT

93 SOCIETY ST, 292 KING ST, 95 SOCIETY ST & 284 KING ST
CHARLESTON, SC 29401

8
U
B
M
I
T
T
A
L
NSA Job #: 15-115
ACR: HCS
Drawn By: AKS
Date: 10/8/2016
S
H
E
E
T
#

A0.5

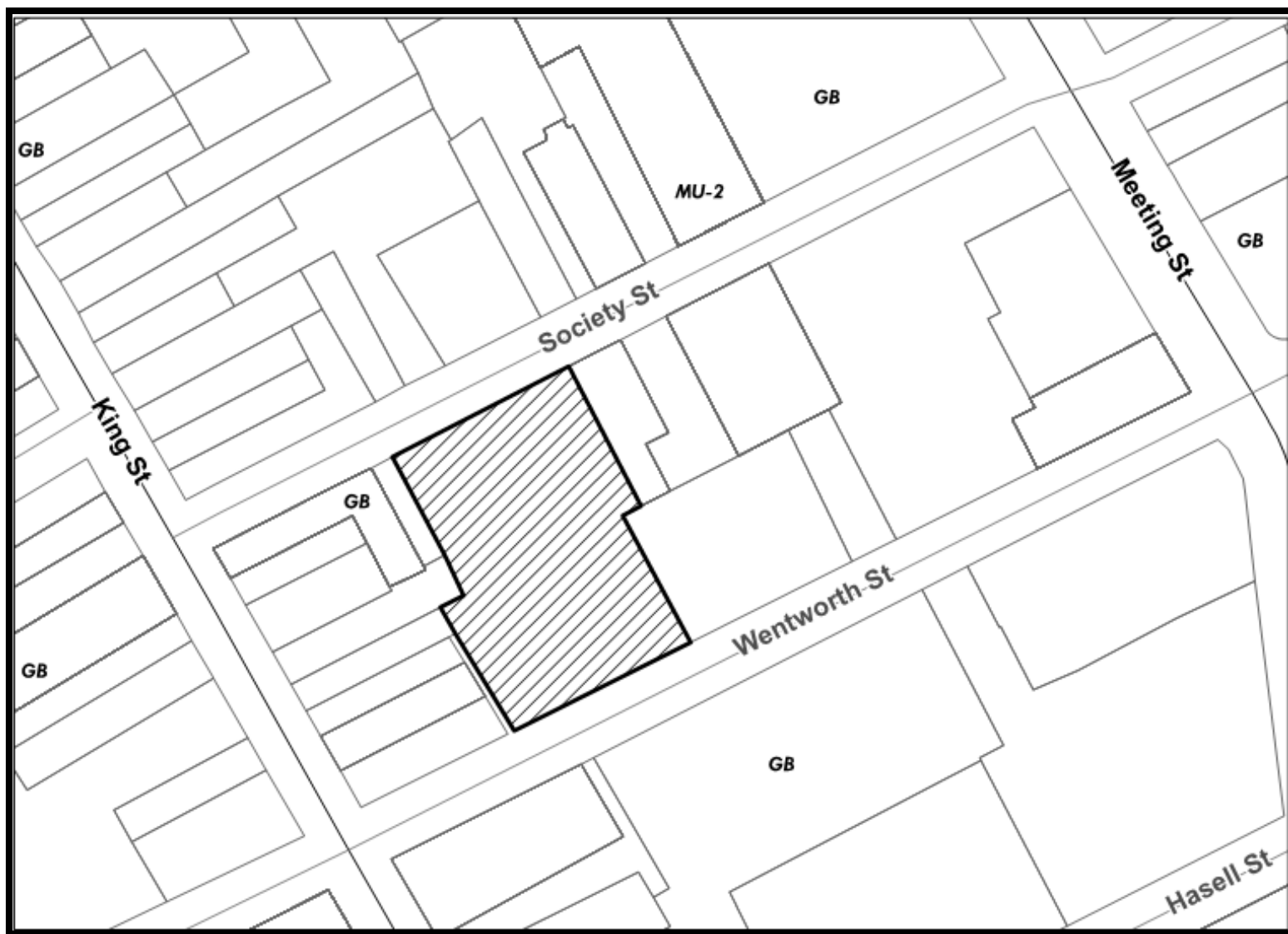
Agenda Item #B-2

68 WENTWORTH STREET

TMS # 457-04-04-038

Request variance from Sec. 54-415 (e-1) to allow 2 right angle signs to exceed 9sf of sign face area per side and 18sf of total sign face area (One sign has 21.5sf of sign per face, 43sf of total sign face area and one sign has 25.5sf of sign per face, 51sf of total sign face area.

Zoned GB-A





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 10.20.2020

Property Address 68 Wentworth Street TMS # 457-04-04-038

Property Owner Josh Perlman, DiamondRock Hospitality Daytime Phone 202-815-8291

Applicant David Thompson Architect Daytime Phone 843-297-8939

Applicant's Mailing Address 704 Meeting Street, Charleston, SC 29403
E-mail Address dthompson@dthompsonarchitect.com
lrice@dthompsonarchitect.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property GB

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- ☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- ☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- ☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
- ☒ Check, credit card or cash (make checks payable to the City of Charleston)
- ☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Lindsay Rice Date 09.16.2020

For office use only

Date application received _____ Time application received _____
Staffperson _____ Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

See attached

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

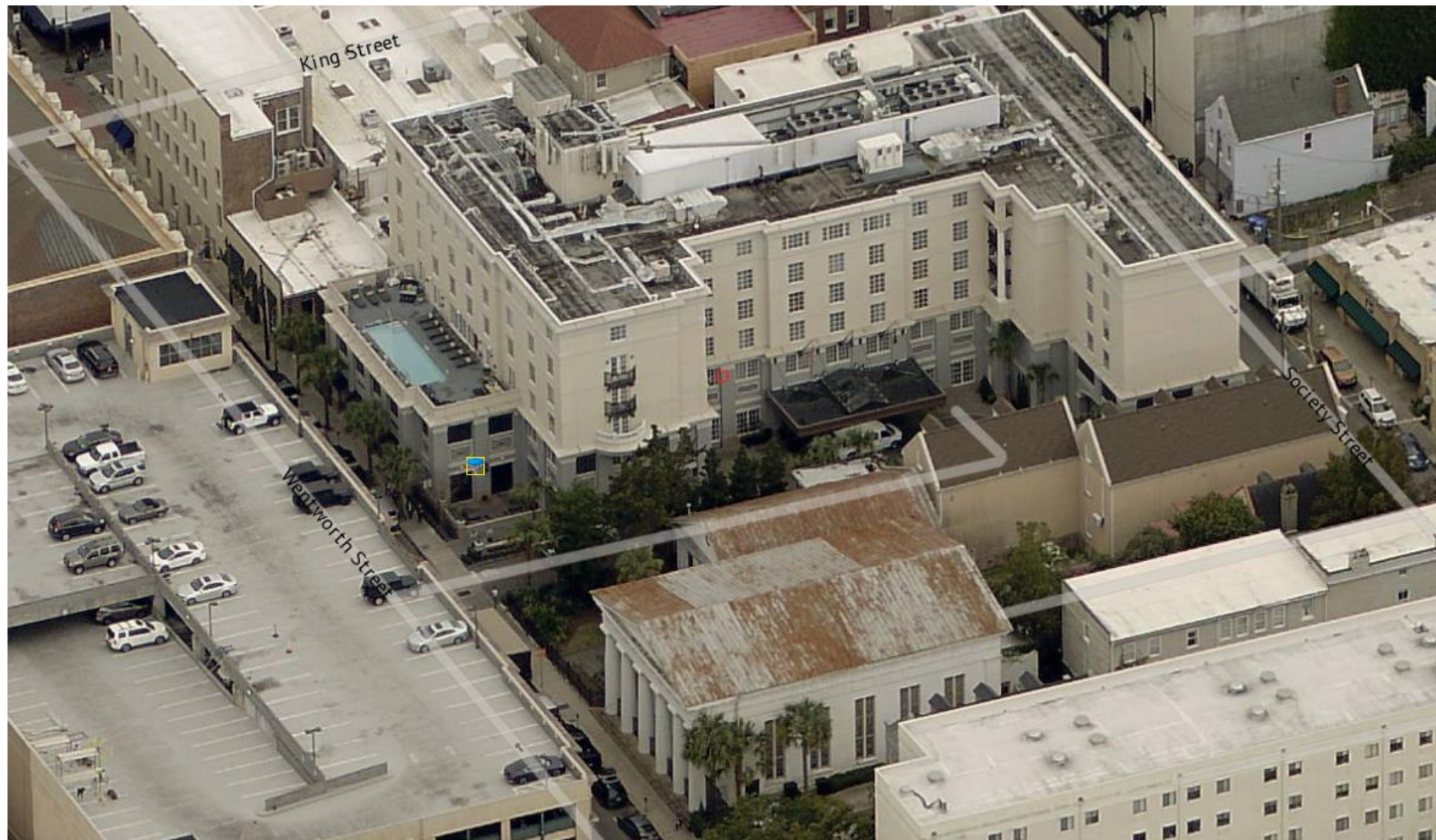
All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



DAVID THOMPSON ARCHITECT

Requesting a variance to have a right angle sign that is larger than 9 square feet per face (Zoning Code Section 54-415 e 1)

We are requesting (2) right angle signs, one for each restaurant located within the hotel. The signs are 21.5 SF and 25.5 SF respectively. The restaurant street frontage is on Wentworth street which has minimal pedestrian traffic in comparison to the perpendicular streets of King Street and Meeting Street. The goal of these right angle signs is to provide the necessary visibility from King and Meeting Street which have higher pedestrian traffic. Due to the shape of the building and the undulation of the façade, these signs are mounted on a recessed portion of the building, thus it is necessary for them to be larger in order to be visible. The building is 6 stories tall, so we feel that the scale of the signs is appropriate for the overall building.







EXISTING SITE CONDITIONS



VIEW FROM INTERSECTION OF
MEETING AND WENTWORTH

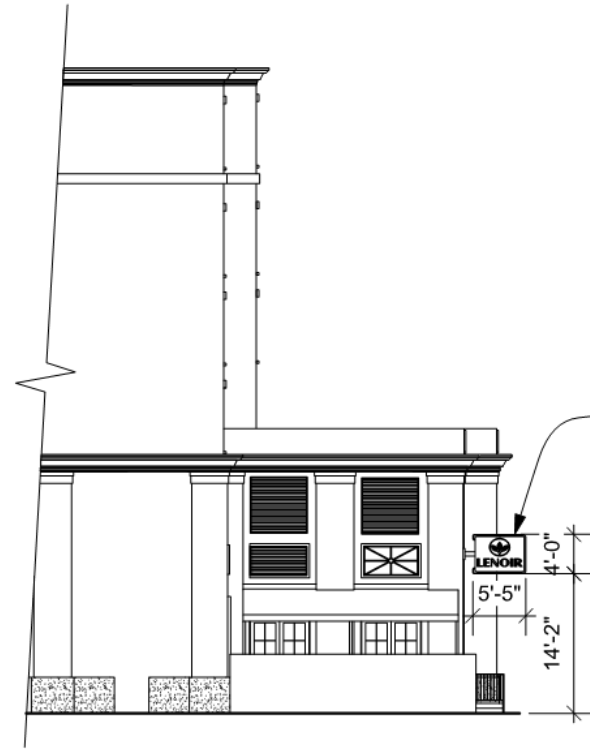


VIEW FROM INTERSECTION OF
KING AND WENTWORTH



PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED RIGHT ANGLE
NEON SIGN

PROPOSED WEST ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED SIGN RENDERING

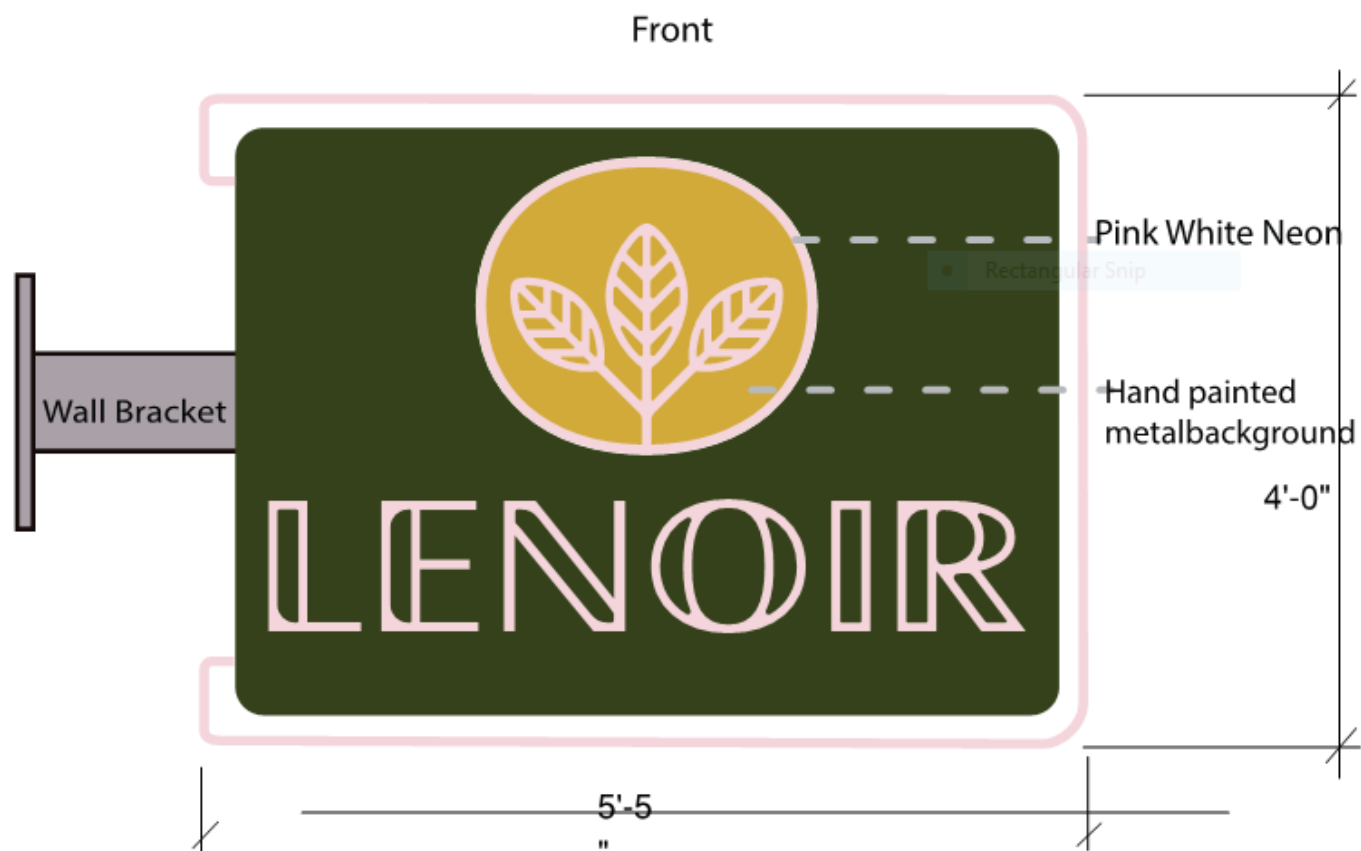


Location: Lenoir
Client: Vivan Howard
DAVID THOMPSON ARCHITECT

704 Meeting St. Charleston SC,
29403

dthompson@dthompsonarchitect.com
843-696-6758

SIGN DESIGN BY:
DANIELLE JAMES



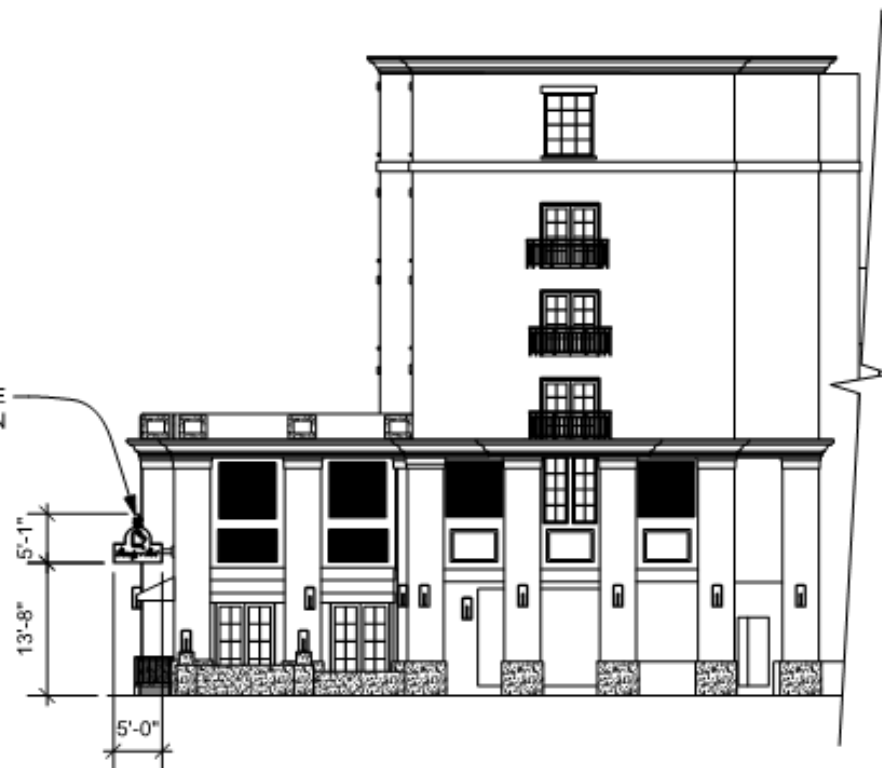


PROPOSED RIGHT ANGLE
NEON SIGN

PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

PROPOSED RIGHT ANGLE
NEON SIGN



PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"



Rectangular Snip

PROPOSED SIGN RENDERING

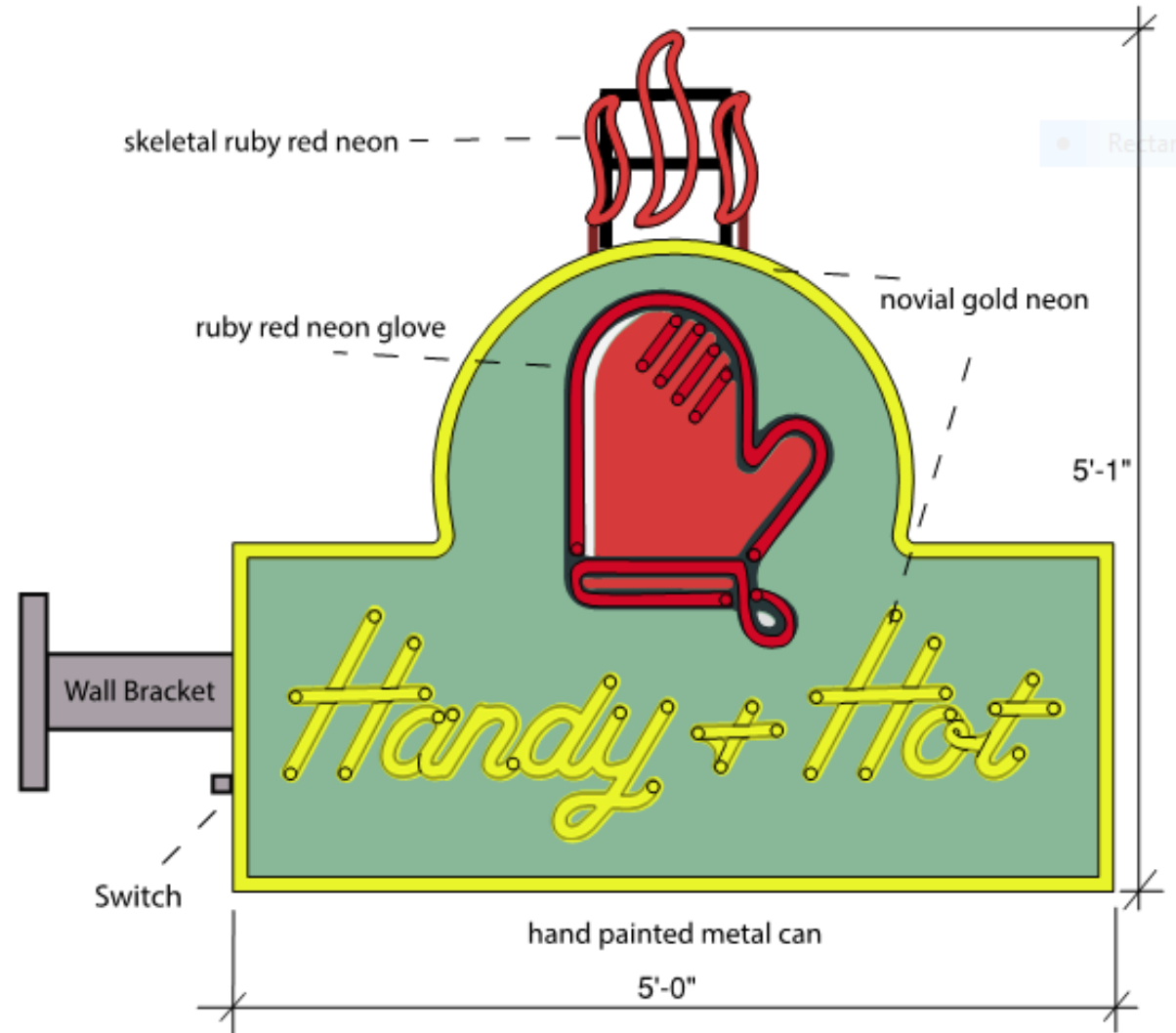
Glas

Location: Handy + Hot
Client: Vivian Howard
DAVID THOMPSON ARCHITECT

704 Meeting St. Charleston SC,
29403

dthompson@dthompsonarchitect.com
843-696-6758

Sign Design by: Danielle James



Agenda Item #B-3

45 CHURCH STREET

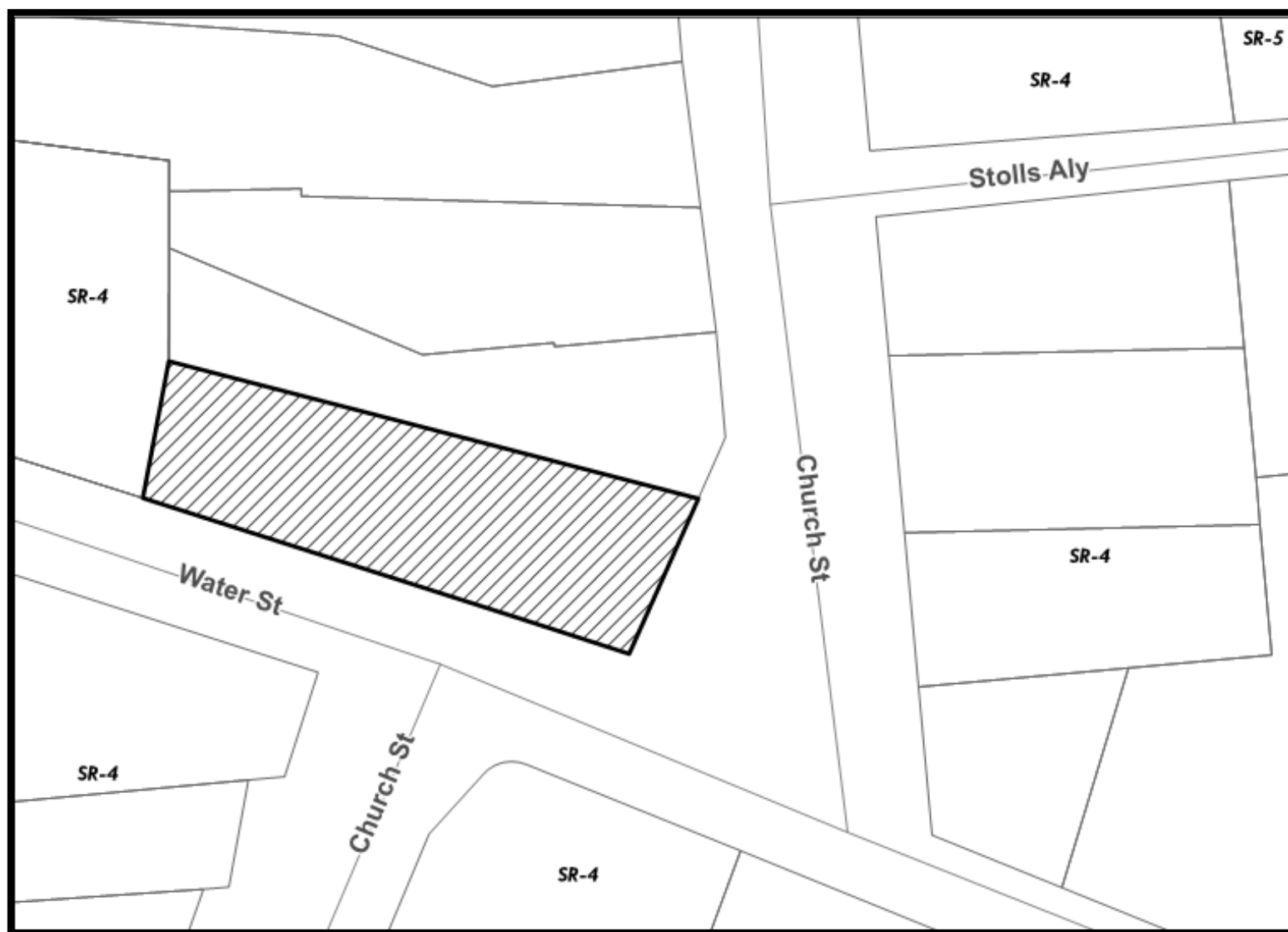
(CHARLESTOWNE)

TMS # 458-13-01-026

Request special exception under Sec. 54-110 to allow a 1-story horizontal expansion (bedroom/bath/foyer/storage) that extends a non-conforming 1-ft. north side setback (3-ft. required).

Request variance from Sec. 54-301 to allow an addition with a 54% lot occupancy (35% limitation; existing lot occupancy 47%).

Zoned SR-4





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 20

Property Address 45 Church Street TMS # 458-13-01-026

Property Owner Brooke Minick and Michael Reynolds Daytime Phone _____

Applicant Glenn Keyes Architects Daytime Phone 722-4100

Applicant's Mailing Address 12B Vanderhorst Street

E-mail Address gk@glennkeyesarchitects.com

Relationship of applicant to owner (same, representative, prospective buyer, other) design professional

Zoning of property SR-4

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 9-16-20

For office use only

Date application received _____ Time application received _____
Staffperson _____ Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

See attached

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

See attached

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Section 54-506-Exceptions to setback requirements

applicable:

54-110

f. The non-conforming use of a building or structure cannot be physically extended to provide more area for the non-conforming use unless the Board of Zoning Appeals—Zoning, after a duly advertised public hearing, finds that the extension of the non-conforming use is: (1) limited to extending the non-conforming use then in existence; and (2) would not result in an unreasonable intensification of the non-conforming use. In considering the reasonableness of the intensification of the extension, the Board shall consider the effect of the extension on properties in the vicinity to include traffic impacts; vehicular and pedestrian safety; parking impacts; potential impacts of noise, lighting, fumes or obstruction of air flow or light on adjoining property; impacts on the aesthetic character of the environs, to include the possible need for screening.

1. The current use is and will remain residential.

2. The horizontal addition will occur along the north property line adjacent to an existing brick wall. There are no structures on the property to the immediate north. The proposed addition is one-story with a low-slope hipped roof and will not block light or airflow. Therefore, the intensification would be minimal.

Variance Test

1. There are extraordinary & exceptional conditions pertaining to the property

The existing lot coverage of the house and accessory structures is 47.4%, already exceeding the allowable lot coverage by over 10%. It is a small corner lot with on-site parking occupying a significant amount of the remaining lot area. There are interior and exterior easements governing the structure.

Historically, the lot coverage was more intense, based on the available Sanborn Insurance Maps. Even the more recent Sanborn Map, dated 1955, indicates that there was a garage on the site.

2. These conditions do not generally apply to other properties in the vicinity

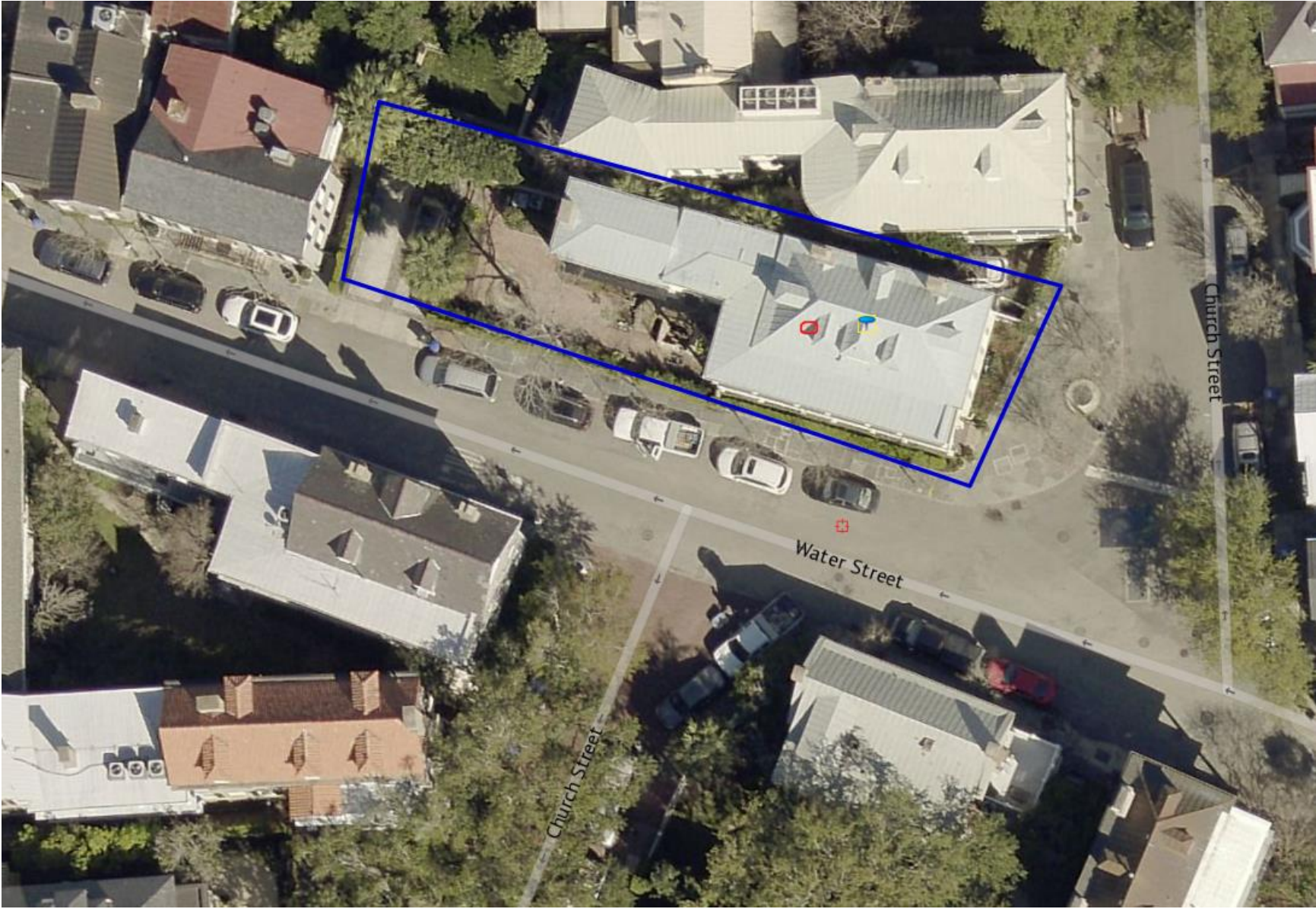
The setbacks and existing lot coverage make providing additional space for a growing family challenging.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property

The owners wish to protect the historic interior of the house and in order to gain some additional family living space, would like to add a one-story addition that has little impact on one neighbor and will provide the space they need for their family.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance

The proposed addition requiring a variance request is on the interior of the lot and will not substantially impact the adjacent property. The addition will be built against an existing brick wall to the north. Additionally, the new addition is well within the west and south setbacks and only partially encroaches on the north setback. It will be only one-story and the materials will match the existing wing, so the neighborhood character will not be compromised.







1 EAST ELEVATION
P-1 NO SCALE



2 SOUTHWEST ELEVATION
P-1 NO SCALE



3 SOUTHEAST ELEVATION
P-1 NO SCALE

Glenn Koyes
Architect
12 November Street
Charleston, SC 29403
(853) 444-4400
www.glennkoyesarchitect.com

Young-Keenan House
c.1769
45 Church Street
CHARLESTON, SC

EXISTING PHOTOS

REV	DATE

PROJECT NUMBER: 2012

DRAWING DATE: 3/16/20

SHEET NUMBER:

P-1



EXISTING PHOTOS

REV.	DATE

PROJECT NUMBER 2012

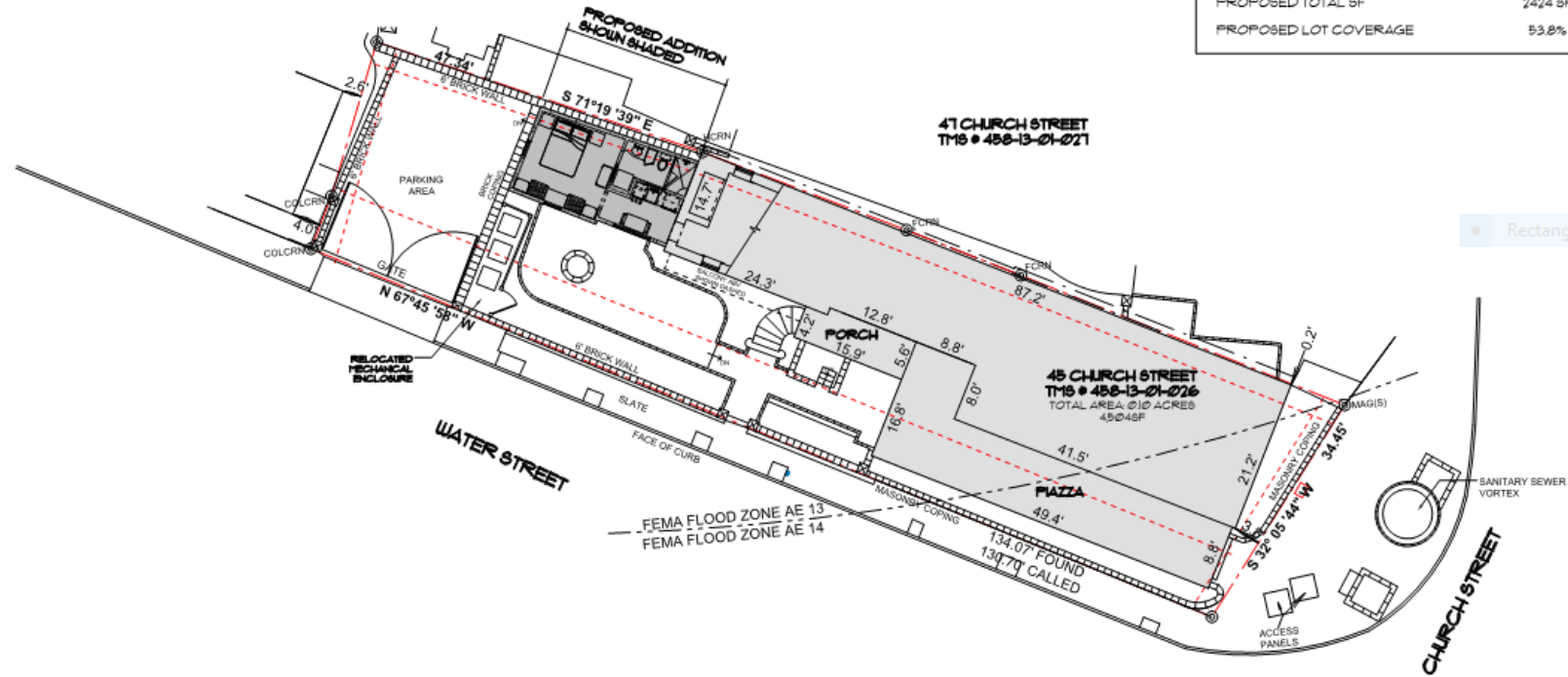
OPENING DATE: 9/16/20

2840071-1000000

P-2

Glenn Keyes
Architects

12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
www.diamondeyesartifacts.com



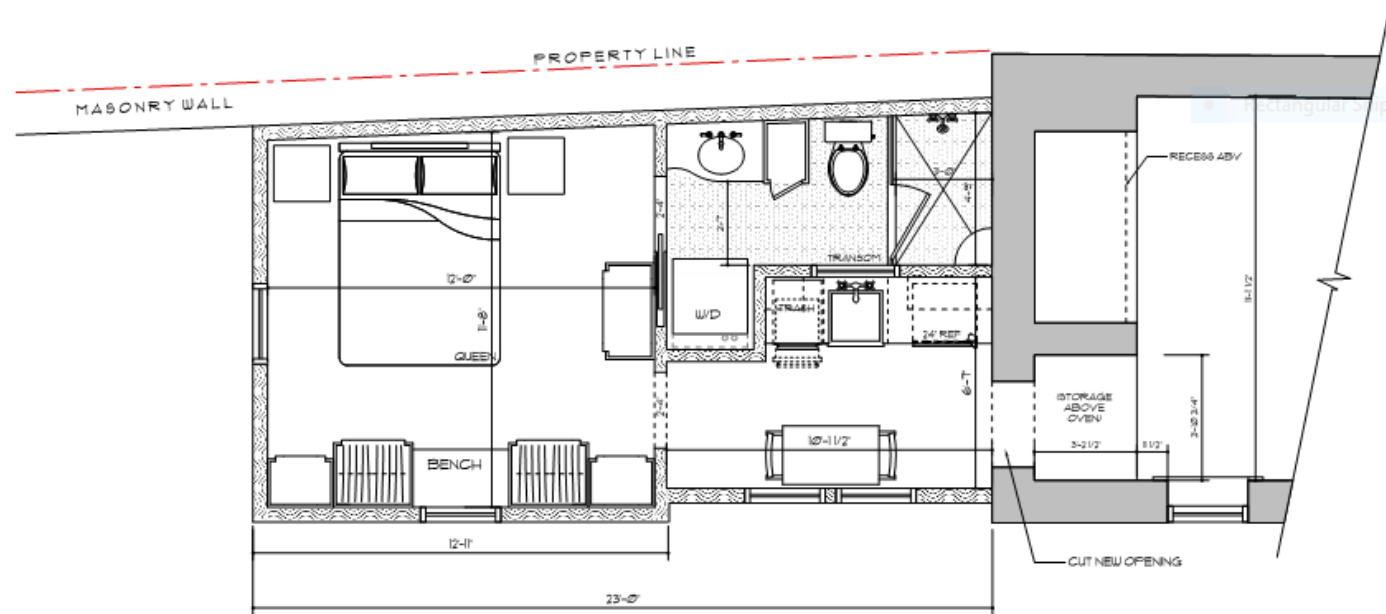
ZONED SR-4	
LOT AREA	45048 SF
ALLOWABLE LOT COVERAGE	35%
EXISTING SF - HOUSE, HYPHEN, DEPENDENCY	21371 SF
EXISTING LOT COVERAGE	47.4%
PROPOSED ADDITION SF	28766 SF
PROPOSED TOTAL SF	2424 SF
PROPOSED LOT COVERAGE	53.8%

1
ADD
PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

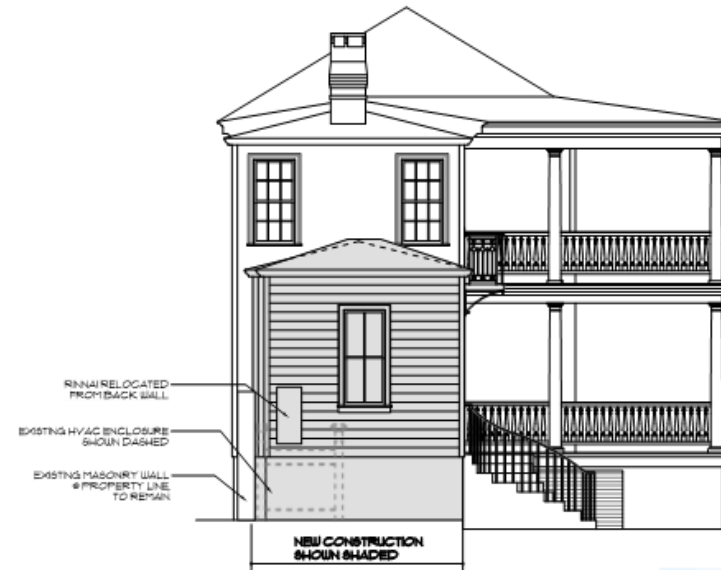
Glenn Keyes Architects
12 Vandenberg Street
Charleston, SC 29405
(843) 722-4100
www.glennkeyesarchitects.com

Young-Keenan House
c.1769
45 Church Street
CHARLESTON, SC

SITE PLAN	
REV	DATE
PROJECT NUMBER	2012
DRAWING DATE	9/15/20
SHEET NUMBER	A001



1 PROPOSED FLOOR PLAN
SCALE 1/2" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

Rectangular Snip



1 PARTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0"

Agenda Item #B-4

**32 COOPER STREET
(EASTSIDE)**

TMS # 459-06-01-006

Request use variance from Sec. 54-203 to allow an office use in an existing building in a DR-2F (Diverse-Residential) zone district.





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: October 20, 2020

Property Address 32 Cooper Street TMS # 4590601006

Property Owner TCQ LLC - Jarrett Hodson and Mick Jewell Daytime Phone 843-460-4410

Applicant Becky Fenno Daytime Phone 843-442-6552

Applicant's Mailing Address P.O. Box 20220, Charleston, SC 29403

E-mail Address bfenno@fennoarch.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property DR-2F

Information required with application: (check information submitted)

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES** or ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☒ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Becky Fenno Date 9.21.20

For office use only

Date application received _____ Fee \$ _____ Time application received _____
Staffperson _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

1- this piece of property is listed on the Charleston County GIS as General Commercial and has a long history of non-residential

uses. The building itself is not a residential building in its exterior appearance or interior layout because of its history of commercial use. In addition, the building is close to East Bay Street and on a block and in an area that has a vibrant mix of residential and non-residential buildings / uses. It is directly across the street from the Elks lodge and parking and on the same block as the Fair Deal Grocery.

2 - other buildings in the vicinity that are for residential use are designed for that use - in exterior appearance and interior layout.

3 - the building is designed for non-residential / commercial use and cannot be used as a residential structure

4 a variance will not be of detriment to the adjacent property or public good for the following reasons: no housing stock will be

replaced. The existing building will be maintained so the scale of the street will be preserved. All parking can be accommodated on site. Lastly, the revitalization of this property will be good for this block that has numerous "unsafe" and vacant / dilapidated structures on it.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.





32 COOPER STREET

32 COOPER STREET,
CHARLESTON SC 29403

SHEET INDEX	
SHEET NUMBER	SHEET NAME
A0-00	COVER SHEET
A0-01	STREETSCAPE PHOTOS
A0-02	SITE PHOTOS
A0-03	NARRATIVE
A0-03A	HISTORY OF USE
A0-04	MAPS - HISTORIC LOT USE
A0-05	MAPS - HISTORIC LOT USE
A0-06	ZONING/USE RESEARCH
A0-07	ZONING/USE RESEARCH
A1-00	SURVEY - PALMETTO LAND SURVEYING
A1-01	SITE PLAN
A1-01A	AUTOTURN
A1-02	EXISTING FLOOR PLAN
A2-01	EXISTING ELEVATIONS



©FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED



FENNO ARCHITECTURE

1459 Stuart Engsk Blvd, Suite 202
Mt Pleasant, SC 29464

32 COOPER STREET
32 COOPER STREET, CHARLESTON, SC

ZONING
10/06/20



COVER
SHEET

A0-00

STREETSCAPE PHOTOS



LOOKING WEST ON COOPER STREET; NUMBER 32 IS THE CMU BUILDING ON THE RIGHT (NORTH SIDE OF THE STREET); ELKS LODGE AND PARKING IS ACROSS THE STREET - ON THE LEFT



LOOKING WEST ON COOPER STREET FROM JUST BEYOND NUMBER 32; NOTE "UNSAFE" / VACANT HOUSE ON THE LEFT AT NUMBER 45 AS WELL AS THE "THE SPOT" AT NUMBER 47



LOOKING EAST ON COOPER STREET; NUMBERS 34 AND 32 ARE ON THE LEFT AND NUMBERS 33-37, THE ELKS LODGE AND PARKING, ARE ON THE RIGHT



LOOKING EAST FROM CLOSER TO THE CORNER OF AMERICA STREET: NOTE "THE SPOT" ON THE RIGHT; ABANDON BUILDING (DARK BLUE) ON THE LEFT; NUMBER 32 IS IN THE DISTANCE ON THE LEFT

©FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

ZONING
10/06/20

32 COOPER STREET
32 COOPER STREET, CHARLESTON, SC

FENNO ARCHITECTURE

1459 Stuart Engle Blvd, Suite 202
Mt. Pleasant, SC 29464



STREETSCAPE
PHOTOS

A0-01

A
F



EXISTING SOUTH ELEVATION OF 32 COOPER ST



EXISTING NORTH AND WEST ELEVATION OF 32 COOPER ST



EXISTING SOUTH AND WEST ELEVATION OF 32 COOPER ST; NOTE
VACANT / "UNSAFE" BUILDING ON THE RIGHT AT NUMBER 30



EXISTING EAST ELEVATION OF 32 COOPER ST



FENNO ARCHITECTURE

1458 Stuart English Blvd, Suite 202
Mt. Pleasant, SC 29464

32 COOPER STREET
32 COOPER STREET, CHARLESTON, SC

ZONING
10/06/20



SITE
PHOTOS

A0-02

32 COOPER ST

THE LOT IS IN THE DR-2F ZONE, BUT THE EXISTING BUILDING ON SITE HAS AN ESTABLISHED **LONG TERM COMMERCIAL USE** AND A CLASS CODE ON THE CHARLESTON COUNTY GIS: **500 - GENERAL COMMERCIAL**.

THIS IS SIMILAR TO OTHER PROPERTIES IN THE AREA: SEE MAPS / SPREADSHEET IN SUBMITTAL.

EXISTING BUILDING ON SITE:

NOT A RESIDENTIAL BUILDING - SEE BUILDING PHOTOS, EXISTING PLANS AND ELEVATIONS.

LOCATION: NEAR EAST BAY STREET; ACROSS FROM ELKS LODGE AND PARKING; ON THE SAME BLOCK AS THE FAIR DEAL GROCERY

SMALL FOOTPRINT - 740SF/STORY, TWO-STORY STRUCTURE.

EXTERIOR: EXPOSED CMU.

INTERIOR: OPEN SPACE FOR OFFICES / MEETING, ONE PUBLIC RESTROOM ON EACH FLOOR, ONE WATER FOUNTAIN ON EACH FLOOR, IN GOOD CONDITION.

PROPOSE:

LEAVE BUILDING AS IS AND REPAIR.

CONTINUE COMMERCIAL USE THAT IS ESTABLISHED ON THE PROPERTY. WILL NOT RESULT IN REPLACEMENT OF EXISTING HOUSING STOCK.

CAN SATISFY PARKING ON SITE.

PROPOSED OCCUPANT WILL HAVE **LOW IMPACT**; LITTLE / NO PEDESTRIAN OR VEHICULAR TRAFFIC

NEIGHBORHOOD IMPACT:

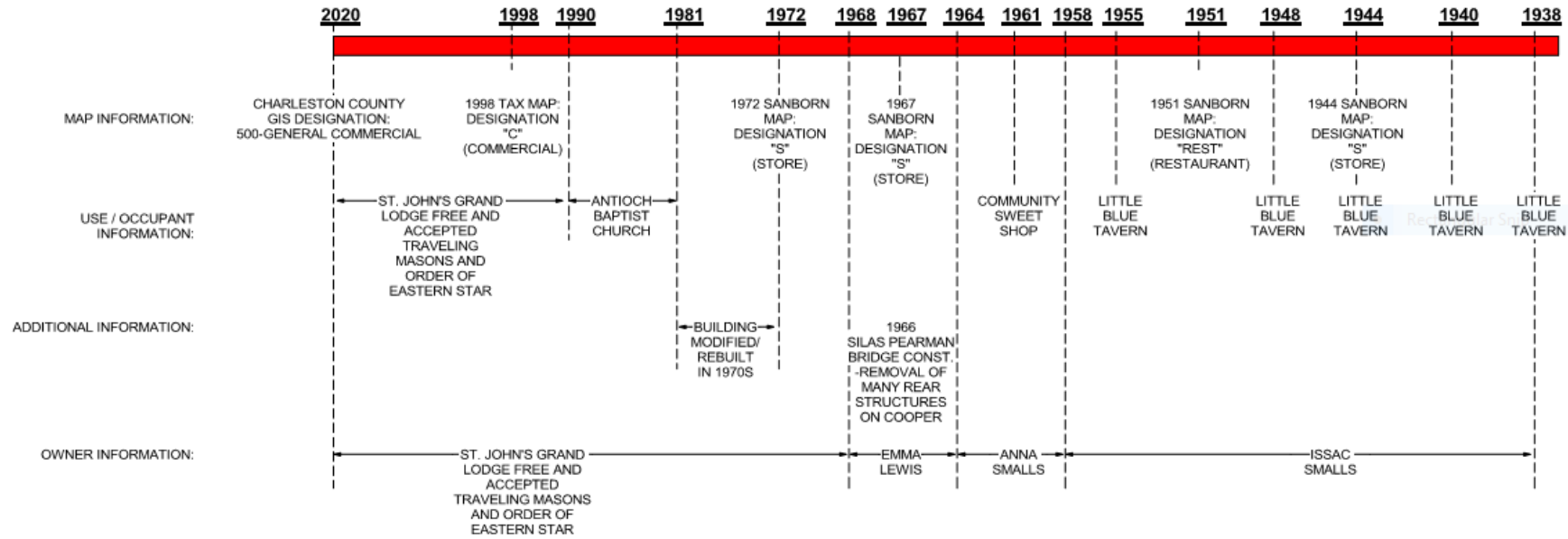
NO EFFECT ON "HOUSING STOCK" BECAUSE BUILDING IS NOT DESIGNED FOR RESIDENTIAL USE

GOOD FOR REJUVENATION OF THIS BLOCK - PROPERTIES DESIGNATED AS "UNSAFE" AT NUMBERS 30, 41, AND 45; PROPERTIES THAT ARE VACANT / DILAPIDATED AT NUMBERS 36 AND 42

Rectangular Snip



32 COOPER ST - HISTORY OF USE



SOURCES: CITY DIRECTORIES, SANBORN MAPS (IN SUBMITTAL) AND OTHER RESOURCES AVAILABLE FROM SC ROOM AT THE CHARLESTON PUBLIC LIBRARY

© FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

A0-03A

HISTORY OF USE



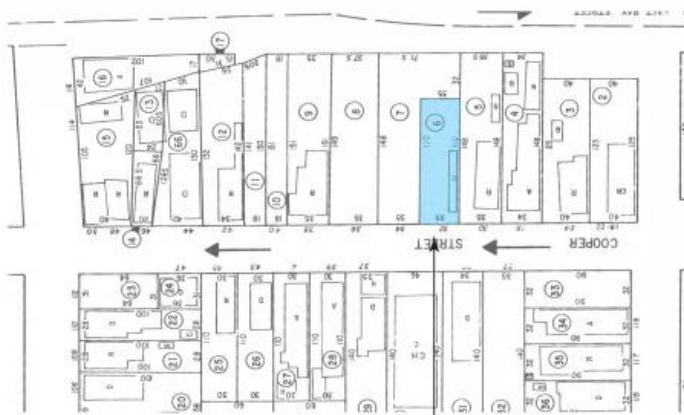
ZONING
10/09/20

32 COOPER STREET
32 COOPER STREET, CHARLESTON, SC

FENNO ARCHITECTURE

1459 Stuart Engle Blvd, Suite 202
Mt. Pleasant, SC 29464





1998 TAX MAP

OWNER: ST. JOHN'S GRAND LODGE
USE: FROM 1981-1990 WAS ANTIOCH BAPTIST CHURCH

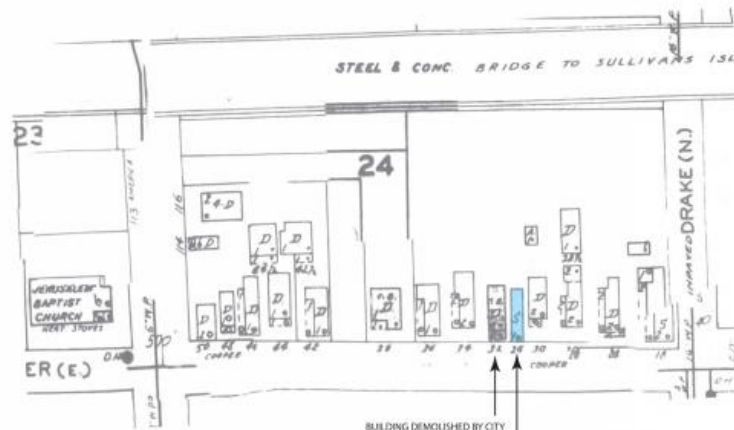
32 COOPER ST. BUILDING DESIGNATED AS COMMERCIAL ("C")



1967 SANBORN MAP

OWNER: EMMA B. LEWIS - 1964
ANNA SMALLS - 1958
USE: STORE

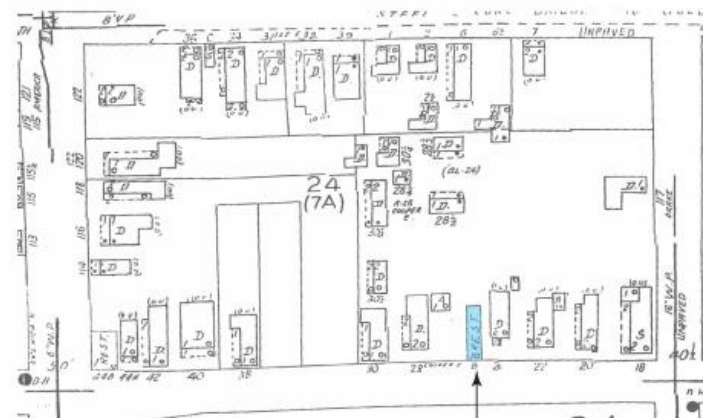
32 COOPER (CURRENT PROJECT SITE) PREVIOUSLY DESIGNATED AS NUMBER 26. NOTE USE AS A STORE ("S")



1972 SANBORN MAP

OWNER: ST. JOHN'S GRAND LODGE
USE: STORE

32 COOPER (CURRENT PROJECT SITE) PREVIOUSLY DESIGNATED AS NUMBER 26. NOTE USE AS A STORE ("S")



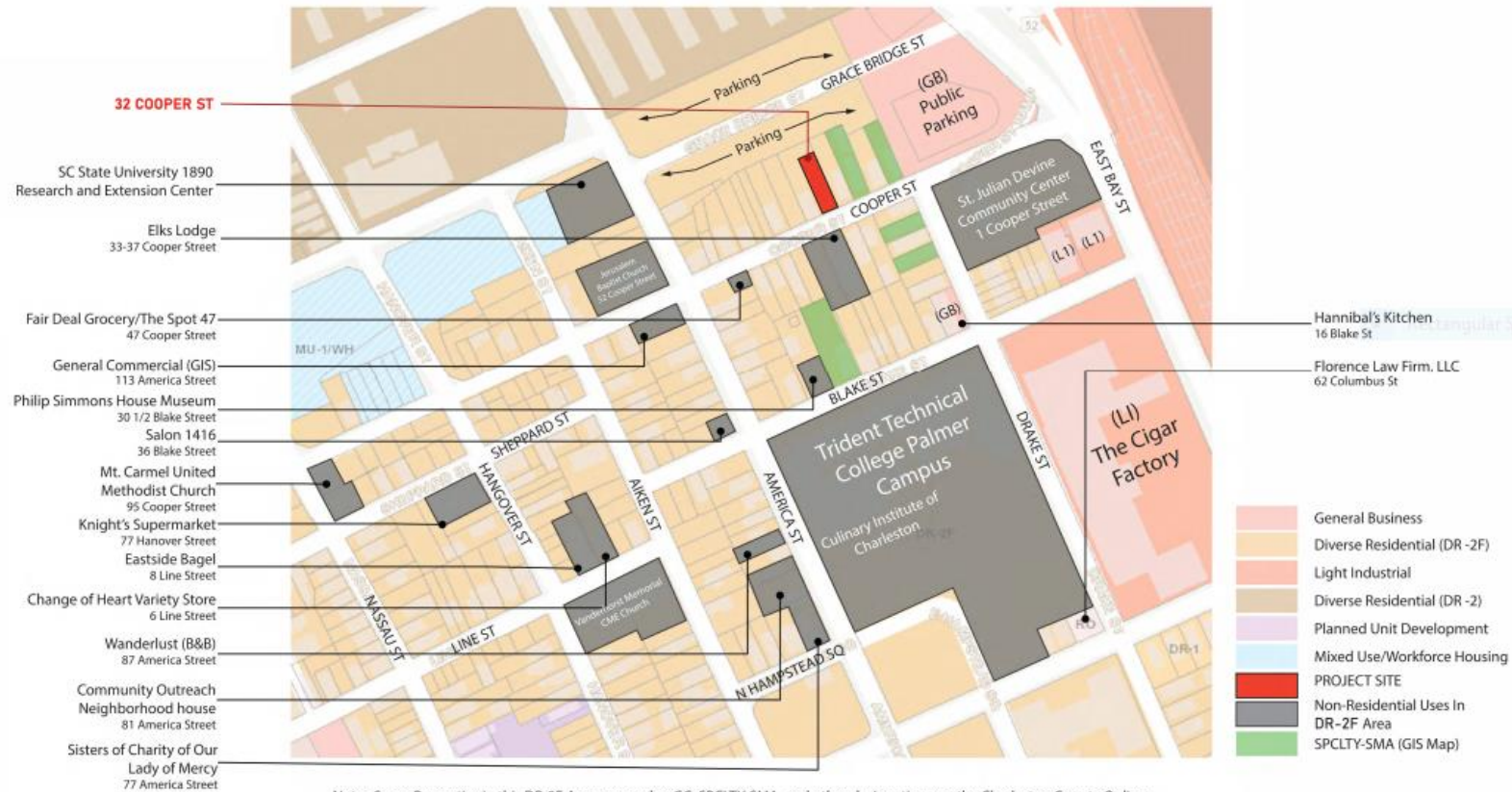
1951 SANBORN MAP

OWNER: ISSAC SMALLS
USE: RESTAURANT

32 COOPER (CURRENT PROJECT SITE) PREVIOUSLY DESIGNATED AS "S". NOTE USE AS A RESTAURANT ("REST")



STUDY OF EXISTING USES IN NEIGHBORHOOD SURROUNDING 32 COOPER ST



Note: Some Properties in this DR-2F Area are used as GC, SPCLTY-SMA, and other designations on the Charleston County Online Database (see attached spreadsheet).

14 Cooper A Report Presentation Comparison

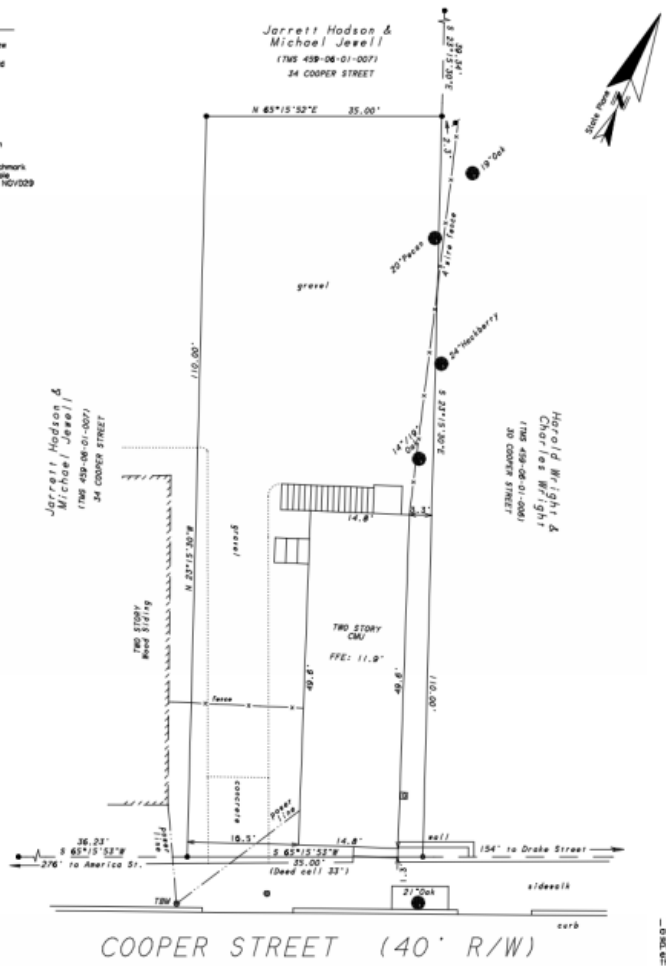
Parcel ID #	Address	Class Code (GIS)	Zoning	Notes
4590401092	22 Cooper St.	210 - SPCLTY-SMA		
4590401093	24 Cooper St.	101 - RESD-SFR		
4590401092	27 Cooper St.	145 - CONDO COMMON		
4590401094	28 Cooper St.	210 - SPCLTY-SMA		
4590401032	29 Cooper St.	145 - CONDO COMMON		
4590401095	30 Cooper St.	101 - RESD-SFR		
4590401094	32 Cooper St.	500 - General Commercial		Property in question
4590401030	33 Cooper St.	491 - RELIGIOUS		
4590401097	34 Cooper St.	101 - RESD-SFR		
4590401098	34 Cooper St.	101 - RESD-SFR		
4590401029	37 Cooper St.	905 - VAC-RES-LOT		Elk's Lodge
4590401099	38 Cooper St.	101 - RESD-SFR		
4590401028	39 Cooper St.	905 - VAC-RES-LOT		
4590401010	40 Cooper St.	905 - VAC-RES-LOT		
4590401027	41 Cooper St.	130 - RESD-DUP/TRI		
4590401012	42 Cooper St.	101 - RESD-SFR		
4590401024	43 Cooper St.	130 - RESD-DUP/TRI		
4590401044	44 Cooper St.	101 - RESD-SFR		
4590401025	45 Cooper St.	130 - RESD-DUP/TRI		
4590401014	46 Cooper St.	905 - VAC-RES-LOT		
4590401024	47 Cooper St.	500 - General Commercial		Fish Deal Grocery / The Spot 47
4590401015	48 Cooper St.	130 - RESD-DUP/TRI		
4590401015	50 Cooper St.	130 - RESD-DUP/TRI		
4590204093	52 Cooper St.	491 - RELIGIOUS		
4590401029	1 Cooper St.	500 - General Commercial		St. Julian Devine
4590401045	128 Drake St.	120 - RESD-TWH		
4590401044	124 Drake St.	120 - RESD-TWH		
4590401043	122 Drake St.	120 - RESD-TWH		
4590401033	121 Drake St.	101 - RESD-SFR		
4590401041	126 Drake St.	120 - RESD-TWH		
4590401034	119 Drake St.	210 - SPCLTY-SMA		
4590401035	117 Drake St.	130 - RESD-DUP/TRI		
4590401034	115 Drake St.	210 - SPCLTY-SMA		
4590401027	112 Drake St.	905 - VAC-RES-LOT		
4590401038	111 Drake St.	101 - RESD-SFR		
4590401047	737 East Bay St.	500 - General Commercial		Charleston Dental Clinic
4590401048	727 East Bay St.	491 - RELIGIOUS		Alpha & Omega Bible College
4590401038	8 Blake St.	120 - RESD-TWH		
4590401059	10 Blake St.	120 - RESD-TWH		
4590401040	13 Blake St.	120 - RESD-TWH		
4590401054	14 Blake St.	500 - General Commercial		Henri's Kitchen

Parcel ID #	Address	Class Code (GIS)	Zoning	Notes
4590401053	18 Blake St.	130 - RESD-DUP/TRI		
4590401052	20 Blake St.	130 - RESD-DUP/TRI		
4590401051	22 Blake St.	130 - RESD-DUP/TRI		
4590401055	24 Blake St.	101 - RESD-SFR		
4590401049	24 Blake St.	130 - RESD-DUP/TRI		
4590401048	28 Blake St.	210 - SPCLTY-SMA		
4590401047	30 Blake St.	130 - RESD-DUP/TRI		Philip Simmons House Museum
4590401045	32 Blake St.	130 - RESD-DUP/TRI		
4590401045	34 Blake St.	101 - RESD-SFR		
4590504011	34 Blake St.	500 - General Commercial		Salem 1814
45905041355	77 Hanover St.	500 - General Commercial		Knight's Supermarket
4590401044	44 Columbus St.	471 - GOVT-BLDG		Tidwell Technical College
4590401040	701 East Bay St.	450 - SPCLTY-OFC		Cigar Factory
4590401042	42 Columbus St.	101 - RESD-SFR		Florence Low Film, LLC
4590401045	44 Columbus St.	101 - RESD-SFR		
4590504022	87 America St.	130 - RESD-DUP/TRI		Wendell
4590504109	77 America St.	491 - RELIGIOUS		Our Lady of Mercy Parish
4590504004	113 America St.	500 - General Commercial		
4590504079	8 Line St.	130 - RESD-DUP/TRI		Eastside Bagel
4590504076	4 Line St.	101 - RESD-SFR		Change of Heart Variety Store

Neighborhood Class Code Count

101 - RESD-SFR	14
120 - RESD-TWH	7
130 - RESD-DUP/TRI	14
145 - CONDO COMMON	2
210 - SPCLTY-SMA	5
500 - General Commercial	8
491 - RELIGIOUS	4
905 - VAC-RES-LOT	5

- LEGEND
- 5/8" Iron Rod New
 - 5/8" Iron Rod Old
 - 1" Iron Pipe Old
 - Water Meter
 - Gas Line
 - Ground Elevation
 - Temporary Benchmark
NAD 83 Power Pole
 - TBM
Elevation: 123.710/209



- SURVEY NOTES
- Reference Tax Map Number 459-06-01-006
 - Reference Deed Book 0895 Page 989
 - Property Owner: Monos de Banco LLC
 - Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, easements, or any other facts that an accurate and current title search may disclose.
 - This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone AE(15) Ref. Map No. 45019C0516 J dated 11-17-2004 City of Charleston No. 455412 It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
 - AREA: 0.088 Acre 3849 Sq.Ft.
 - Property Zoned: DR-2F

SITE SURVEY
32 COOPER STREET
LOCATED IN THE
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Uniform Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A Survey as specified therein; also there are no visible encroachments or projections other than shown.

By: James G. Penington, P.L.S. No. 10291 Date: _____



3065 BALDWIN ROAD
SUITE 3
CHARLESTON, SC 29407
PHONE: (843) 737-9191
EMAIL: palmettoland@palmettole.com

PREPARED EXCLUSIVELY FOR
Fenna Architecture

NO.	REVISION DESCRIPTION	DATE	BY

10	5	0	10	20
GRAPHIC SCALE: 1"=10'				
FIELD SURVEY DATE: 19 August 2020	FIELD SURVEY BY: JGP	CLIENT PROJECT NO: N174	SHEET OF 1	
DRAWING DATE: 20 August 2020	DRAWING BY: JGP	DRAWING NO: 24742020		



FENNO ARCHITECTURE

1459 Stuart Engle Blvd. Suite 202
Mt. Pleasant, SC 29464

32 COOPER STREET
32 COOPER STREET, CHARLESTON, SC

ZONING
10/06/20

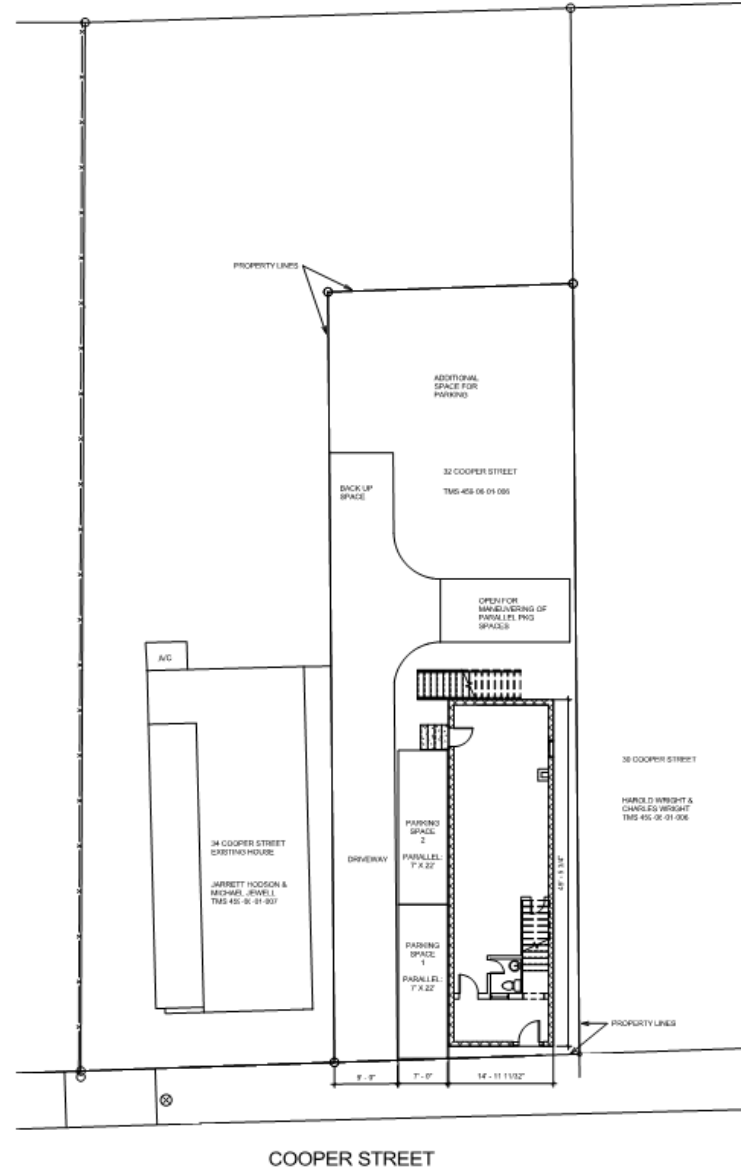


SURVEY -
PALMETTO
LAND
SURVEYING

A1-00

© FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

1 SITE PLAN
1/8" = 1'-0"



PARKING:
32 COOPER STREET OFF-STREET PARKING REQUIREMENTS FOR BUSINESS USE:
54-317: ONE PARKING SPACE PER 500 SF (EXCLUDING HALLS, STAIRWELLS, STORAGE, ELEVATOR SHAFTS AND BATHROOMS)
NET SF OF FIRST FLOOR FOR BUSINESS USE: 475 SF
NET SF OF SECOND FLOOR FOR BUSINESS USE: 475 SF
TOTAL: 950 SF
TOTAL SPACES REQUIRED: 2 SPACES
TOTAL PROVIDED: 2 SPACES
SITE CAN ACCOMMODATE ADDITIONAL SPACES
PARKING SPACE SIZES PER 54-318:
PARALLEL PARKING: 7' X 22'
90 DEGREE PARKING: 9' X 18'-6"

Rectangular Snip

©FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

SITE PLAN

A1-01

ZONING

10/09/20

32 COOPER STREET
32 COOPER STREET, CHARLESTON, SC

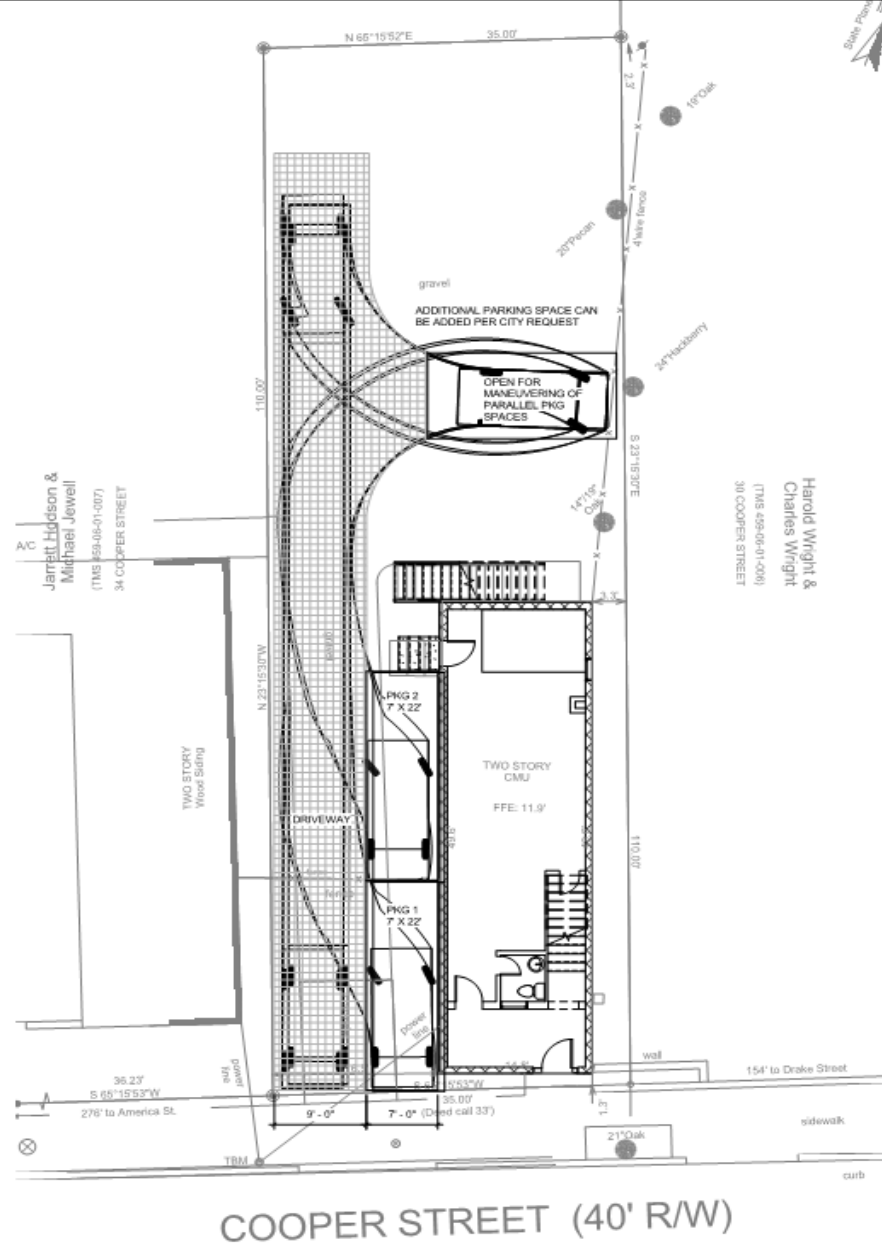
FENNO ARCHITECTURE

1459 Stuart Engle Blvd, Suite 202
Mt. Pleasant, SC 29464



1

SITE PLAN W/ PARKING AUTOTURN
1/8" = 1'-0"



© FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

AUTOTURN

A1-01A



ZONING

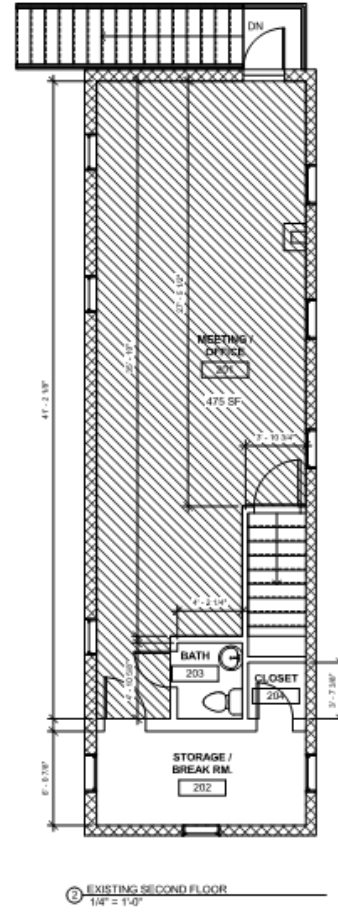
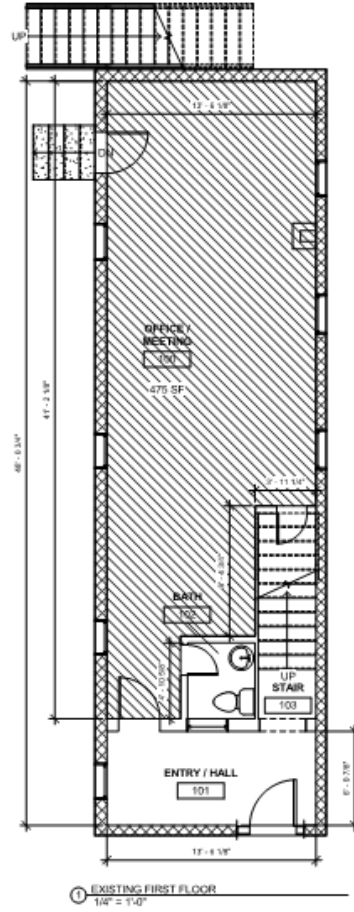
10/08/20

32 COOPER STREET

32 COOPER STREET, CHARLESTON, SC

FENNO ARCH

1459 Stuart Engle
Mt. Pleasant, SC



PARKING:

32 COOPER STREET OFF-STREET PARKING REQUIREMENTS FOR BUSINESS USE:

54-317: ONE PARKING SPACE PER 500 SF (EXCLUDING HALLS, STAIRWELLS, STORAGE, ELEVATOR SHAFTS AND BATHROOMS)

NET SF OF FIRST FLOOR FOR BUSINESS USE: 475 SF
NET SF OF SECOND FLOOR FOR BUSINESS USE: 475 SF
TOTAL: 950 SF

TOTAL SPACES REQUIRED: 2 SPACES

TOTAL PROVIDED: 2 SPACES
SITE CAN ACCOMMODATE ADDITIONAL SPACES

PARKING SPACE SIZES PER 54-318:
PARALLEL PARKING: 7' X 22'
90 DEGREE PARKING: 9' X 18'-6"

